



Proposed Comprehensive Land Use Categories

Thursday, July 26, 2018
Roosevelt Park Clubhouse

Rudy Nino, AICP, Assistant Director
Planning Department



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA

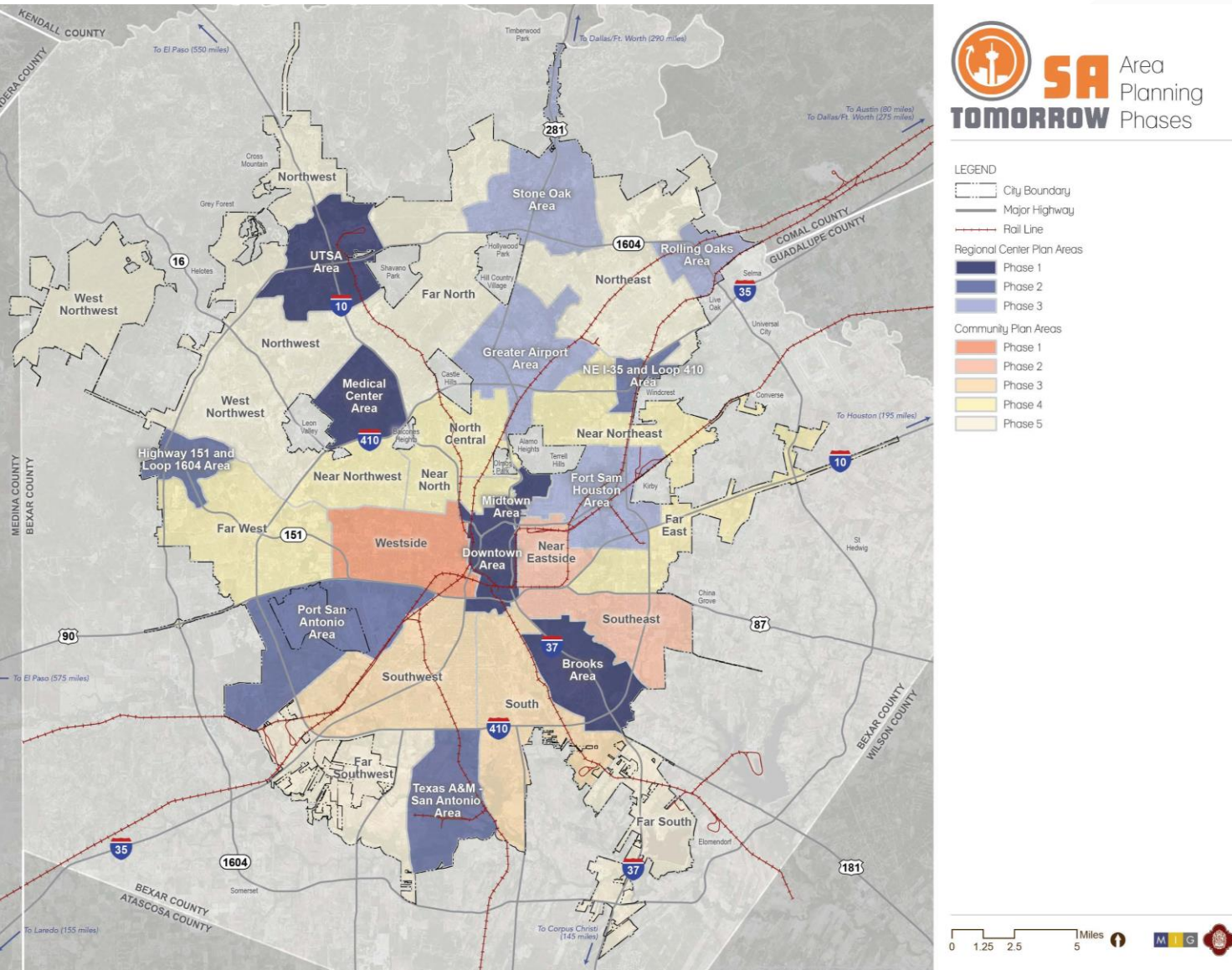
Overview

- Open House – Review of proposed land use categories infographic boards
- Welcome, Introductions, and Opening Comments
- Presentation – Overview of Land Use Categories
- Questions and Comments

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What is Land Use Planning?
Why is it Important?

SA Tomorrow Comprehensive Plan Implementation



- City's adopted policy and land use document
- Updated comprehensive planning program
 - **13 Regional Centers** – large employment and economic activity hubs throughout the City
 - **17 Community Areas** – encompasses all of the City not located within a Regional Center; identified based on community and neighborhood association input
- 3-phase work plan for the 13 Regional Centers
- 5-phase work plan for the 17 Community Plans

What is a Future Land Use Plan?

- A Regulatory guide
- Presents orderly desired future development patterns
- Decision-making tool for zoning and development used by:
 - City Staff
 - Planning Commission
 - Zoning Commission
 - City Council
- **Provides clearly defined land use categories**
- Facilitates complementary transitions to reduce conflicts with adjacent uses
- Determines which zoning districts are appropriate for future development in an area
- Adoption of these proposed land use categories will not change the zoning of your property

Land Use (Categories)	Zoning (Districts)
A land use plan is a set of broad policies and principles to guide the City's decision-making regarding growth and development patterns.	Zoning consists of specific regulations about how property owners may use and develop their land, consistent with the Future Land Use Plan.
It is a policy document that guides the physical development of a community.	The zoning ordinance is a law with penalties and consequences for not following it.
The focus of the land use plan is to articulate the City's vision for future growth patterns and community form.	The focus of the zoning code is compatibility of neighboring uses and transitions.



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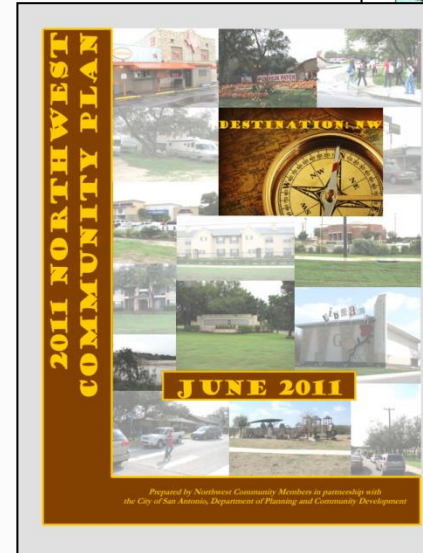


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Why are the Land Use
Categories being revised?

Reasons to Revise Land Use Categories

- Currently, there are over 40 adopted land use plans, some 30 years old, that collectively establish 52 varying land use categories, and do not establish a unified regulatory land use schema for the overall city.
- Create, eliminate, or revise categories to allow successful implementation of San Antonio's Comprehensive Plan and the 30 Sub-Area plans.
- Create a consistent, predictable group of land use categories to be used in all areas of the City over the next five years and beyond.
- Address known challenges of existing classification(s).



2011



2001



1988

Myriad Land Use Categories from previously adopted plans

<u>Neighborhood & Community Plan Land Use Categories</u>		
Agricultural	Commercial	Transit Oriented Development Node
Rural Living	Neighborhood Commercial	Business / Office Park
Residential	Community Commercial	Business Park
Low Density Residential Estate	General Commercial	Commercial / Warehousing
Low Density Residential	Retail / Commercial / Office	Industrial
Urban Single Family Residential	Office / Commercial / Mixed	Light Industrial
Urban Low Density Residential	Regional Commercial	Heavy Industrial
Urban Multifamily Residential	Low Density Mixed Use	Parks
Compact Multifamily Residential	Mixed Use	Open Space
Medium Density Residential	Mixed Use Nodes	Parks / Open Space
High Density Residential	Mixed Use – Residential / Office / Commercial	Public / Institutional
Urban Living	Medium Density Mixed Use	Government / Educational
Office	High Density Mixed Use	Airport

<u>Sector Plan Land Use Categories</u>
Natural Tier
Country Tier
Rural Estate Tier
Suburban Tier
General Urban Tier
Urban Core Tier
Agribusiness Tier
Agribusiness / Research, Industrial, Manufacturing, Sport, and Entertainment (RIMSE) Tier
Mixed Use Center
Regional Center
Specialized Center
Civic Center
Military Center

<u>SA Corridors Framework Plan Land Use Categories</u>	
Agricultural	Medium Density Mixed Use
Low Density Residential Estate	High Density Mixed Use
Low Density Residential	Business/Office Park
Medium Density Residential	Light Industrial
High Density Residential	Heavy Industrial
Office	Parks/Open Space
Community Commercial	Government/Institutional/Educational
Regional Commercial	Airport
Low Density Mixed Use	Military

Example of Inconsistency: Land Use Categories & Related Zoning Districts

<u>Nogalitos / S. Zarzamora Community Plan (2004)</u>		<u>Lone Star Community Plan (2013)</u>	
Low Density Residential:	R-4, R-5, R-6, R-20	Low Density Residential:	R-3, R-4, R-5, R-6
Medium Density Residential:	R-4, R-5, R-6, RM-4, RM-5, RM-6	Medium Density Residential:	R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18
High Density Residential	RM-4, RM-5, RM-6, MF-25, MF-33, MF-40		
		Low Density Mixed Use:	RM-4, MF-18, MF-25, MF-33, O-1, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, AE-2, AE-4
		High Density Mixed Use:	MF-18, MF-25, MF-33, MF-40, MF-50, MF-65, O-1.5, C-2, C-2P, D, IDZ, TOD, MXD, FBZD, AE-1, AE-3
Mixed Use (Residential / Office / Commercial)	RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, NC, C-1, C-2P, C-2, O-1, O-2, MXD, TOD, IDZ		
Neighborhood Commercial:	NC, C-1, O-1	Neighborhood Commercial:	NC, C-1, O-1
		Community Commercial:	O-1, O-1.5, NC, C-1, C-2, C-2P
Regional Commercial:	NC, C-1, C-2P, C-2, C-3, O-1, O-2	Regional Commercial:	O-1, O-1.5, O-2, NC, C-1, C-2, C-2P, C-3
Industrial	C-3, O-1, O-2, BP, L, I-1		
		Business Park:	O-1, O-1.5, O-2, BP, L, I-1, AE-4
Public / Institutional	varies	Public / Institutional	varies
Parks / Open Space	varies	Parks / Open Space	varies

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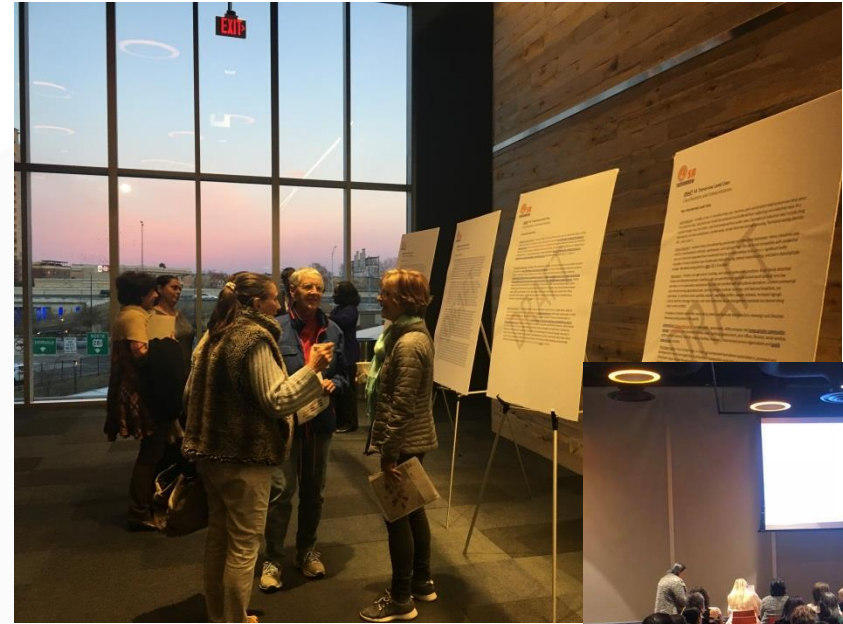
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Proposed Land Use Categories



Process

- Started with adopted UDC Land Use categories
- Series of Focus Group meetings (November 2017)
 - Community groups (including not-for-profit organizations);
 - Neighborhood coalitions;
 - External governmental stakeholders;
 - Development industry representatives; and,
 - Affected City departments
- Citywide Land Use Meeting (January 30, 2018)
- Met with the City Council Offices
- Future land use specific webpage launched



Process

- Planning Commission Briefing – January 24, 2018
- Planning Commission Technical Advisory Committee (PCTAC) Briefing – March 2, 2018
- PCTAC Consideration – May 11, 2018 (Recommendation for Approval)
- Zoning Commission Briefing – May 15, 2018
- Planning Commission Consideration – May 23, 2018 (Recommendation for Approval)
- Zoning Commission Consideration – June 5, 2018 (Recommendation for Approval)
- Community meetings
 - July 26, 2018
 - July 28, 2018
 - July 31, 2018
 - August 2, 2018
- Comprehensive Planning Committee Briefing – August 15, 2018
- City Council Consideration - TBD

Existing vs Proposed Land Uses

<u>Adopted UDC Land Use Categories</u>	PROPOSED <u>Comprehensive Land Use Categories</u>
Low density residential estate	<u>Residential Estate</u>
<u>Low density residential</u>	<u>Low Density Residential</u>
	<u>Urban Low Density Residential</u>
<u>Medium density residential</u>	<u>Medium Density Residential</u>
<u>High density residential</u>	<u>High Density Residential</u>
Very high density residential	
Office	
<u>Neighborhood commercial</u>	<u>Neighborhood Commercial</u>
<u>Community commercial</u>	<u>Community Commercial</u>
<u>Regional commercial</u>	<u>Regional Commercial</u>
Mixed-use	<u>Neighborhood Mixed-Use</u>
	<u>Urban Mixed-Use</u>
	<u>Regional Mixed-Use</u>
	<u>Employment/Flex Mixed-Use</u>
Business/office park	<u>Business/Innovation Mixed-Use</u>
<u>Light industrial</u>	<u>Light Industrial</u>
<u>Heavy industrial</u>	<u>Heavy Industrial</u>
<u>Agricultural</u>	<u>Agricultural</u>
Public/institutional	<u>City/State/Federal Government</u>
<u>Parks/open space</u>	<u>Parks/Open Space</u>

Categories to be Replaced

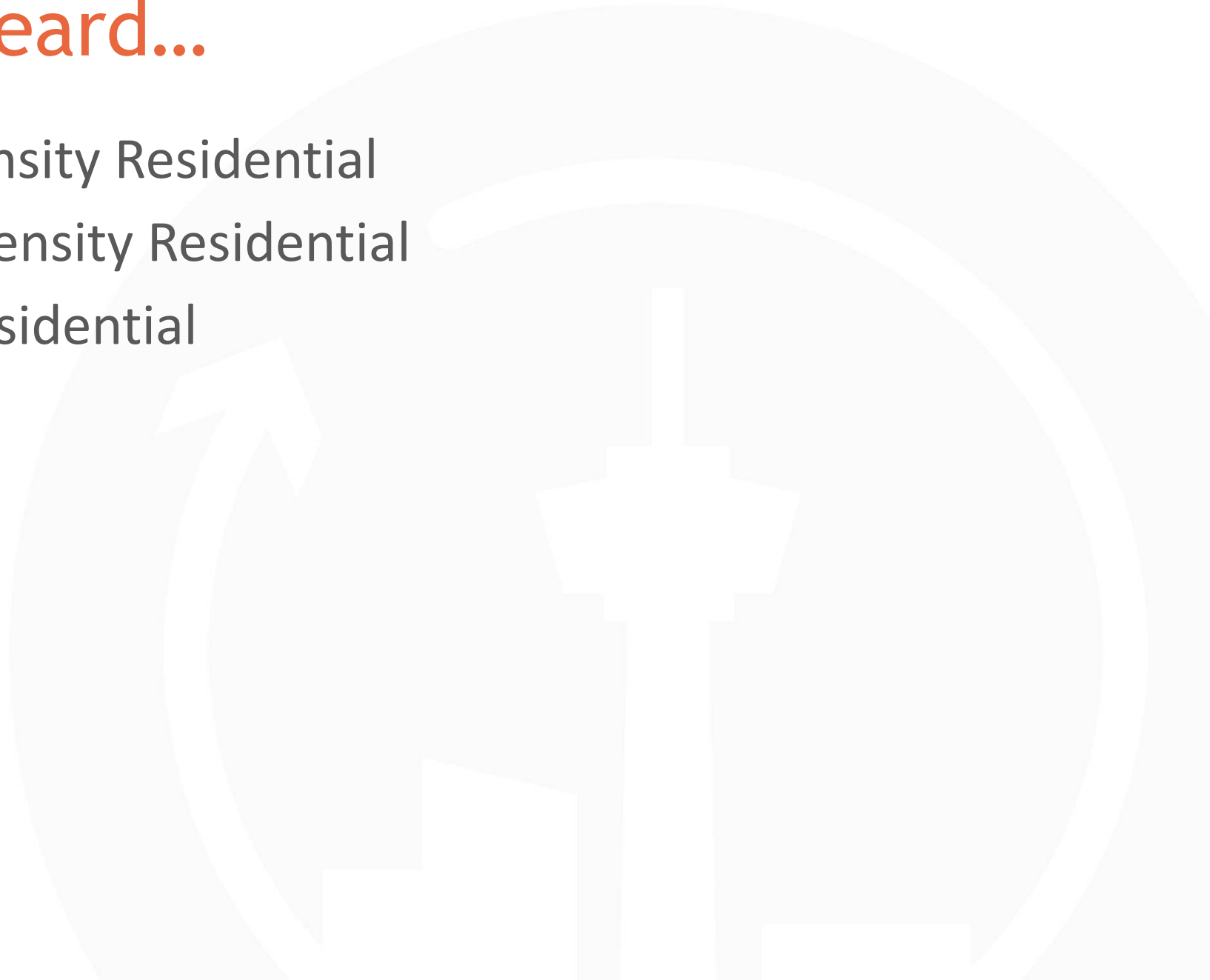
- Very high density residential
- Office
- Mixed use
- Business/office park
- Public/institutional

New Categories

- Urban Low Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment/Flex Mixed-Use
- Business/Innovation Mixed-Use
- City/State/Federal Government

Concerns we've heard...

- MF-33 in Medium Density Residential
- RM-4 in Urban Low Density Residential
- R-4 in Low Density Residential



Upcoming Meetings Dates

Saturday, July 28, 2018 9:00 AM – 10 AM
Southwest Service Center Assembly Room
6927 W. Commerce St., 78228

Tuesday, July 31, 2018 6:00 PM – 7:30 PM
Stinson Airport, Banquet Room
8535 Mission Road, 78214

Thursday, August 2, 2018 6:00 PM – 7:30 PM
Igo Library, Meeting Rooms
13330 Kyle Seale Pkwy, 78249



Join us for a Community Meeting about Future Land Use Categories!

Meetings will begin with a 30-minute Open House,
followed with a brief presentation by City Staff.

All meetings will cover the same information, so please
choose the date and location most convenient for you.

Light refreshments provided.

Thursday, July 26, 2018 | 6:00 - 7:30 pm
Roosevelt Park | Clubhouse
311 Roosevelt Ave. 78210

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Don't miss the opportunity to provide feedback on
the proposed Future Land Use Categories. Your
input is critical to the SA Tomorrow initiative and
planning for the city's future.

Questions or comments? SATomorrow@sanantonio.gov or (210) 207-6459

Information about Future Land Use Categories:
www.sanantonio.gov/Planning/PlanningUrbanDesign/Future-Land-Use



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